



## ADMINISTRATIVE REPORT

Report Date: May 30, 2017  
Contact: Susan Haid  
Contact No.: 604.871.6431  
RTS No.: 12035  
VanRIMS No.: 08-2000-20  
Meeting Date: June 14, 2017

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: East Fraser Lands Official Development Plan 10-year Review Planning Program

### **RECOMMENDATION**

- A. THAT Council endorse a planning program to complete a 10-year Review of the East Fraser Lands Official Development Plan.
- B. THAT the staff resources and the estimated cost-recovery budget of \$1,673,000 outlined in Appendix B be approved to complete the 10-year review; and

FURTHER THAT, consistent with the City's cost-recovery practice, Council accept a financial contribution of \$1,673,000 paid in installments from the project proponent, Wesgroup Properties, to fully cover the 10-year review planning program costs for scoping, planning and enactment.

### **REPORT SUMMARY**

The purpose of this report is to seek Council's endorsement of a program to review the East Fraser Lands Official Development Plan. East Fraser Lands (EFL) is a 128-acre site in Southeast Vancouver bound by SE Marine Drive/Marine Way, Kerr Street, Boundary Road and the north arm of the Fraser River. The East Fraser Lands Official Development Plan (ODP) guides land use, density, height, public benefits, transportation, built form and character, sustainability and development phasing.

It has been over a decade since the EFL ODP was approved in 2006. Staff recommend that the ODP be reviewed and updated to reflect new Council Policy and standards, changing environmental conditions due to climate change, and delivery of public benefits. The ODP review will also explore additional density in Area 3 while respecting the overall intent of the plan. Amendments to the EFL ODP and corresponding CD-1 By-law amendments will be

presented for Council's consideration at the end of the approximately year long process and, if approved, will be used to inform ongoing implementation of EFL and future rezoning of Area 3.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

- Victoria Fraserview/Killarney Community Vision (2002)
- East Fraser Lands Policy Statement (2004)
- East Fraser Lands Official Development Plan (2006)
- East Fraser Lands Public Amenity Financial Plan and Strategy (2010)
- Area 2: CD-1(498 and 499) By-laws No. 10194 and 10195 respectively (2010) and associated Design Guidelines
- Area 1: CD-1 (565, 566 and 567) By-laws No. 10942, 10941 and 10943 respectively (2014) and associated Design Guidelines
- Green Buildings Policy for Rezoning (2010, updated 2017)
- Rezoning Policy for Sustainable Large Developments (2010)
- Housing and Homelessness Strategy (2011)
- Transportation 2040 (2012)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Vancouver Neighbourhood Energy Strategy and Energy Centre Guidelines (2012)
- Vancouver Public Bike Share (2013)
- Creation of Vancouver Affordable Housing Agency (2014)
- Renewable City Strategy (2015)
- Flood Plain Standards and Requirements (2015)
- Rainwater Management Plan and Green Infrastructure Strategy (2016)
- Healthy City Strategy Action Plan (2016)
- Zero Emissions Building Plan (2016)
- Housing Vancouver Emerging Directions (2017)

### ***REPORT***

#### ***Background/Context***

#### **East Fraser Lands Planning & Policy**

EFL is located in the southeast corner of Vancouver on the Fraser River, and includes the land between Kerr Street and Boundary Road south of Marine Way, as well as a triangle-shaped site north of Marine Way at Boundary Road. Planning has been underway since 2002 following closure of the White Pines Sawmill. Each step in the process has been a collaborative effort with the community, City staff and the developer, Wesgroup Properties (previously Parklane Homes).

The key EFL policies are:

**East Fraser Lands Policy Statement (2004)** - the EFL Policy Statement envisions a complete and sustainable community including a variety of housing opportunities with a range of supporting amenities.

**East Fraser Lands Official Development Plan (2006)** - The EFL ODP includes approximately 7.7 million sq. ft. of development, including housing, shops and services, local-serving office, a network of parks and plazas, four childcare centres, two school sites, a community centre and sites for affordable housing. In 2016, Council approved an amendment to the EFL ODP which adjusted the definition of affordable housing to enable Vancouver Affordable Housing Agency (VAHA) to develop the area's first social housing projects.

**Area Rezonings** - The first CD-1 rezonings (Area 1), including the Town Square, Waterfront and Park Precincts, were approved by Council at public hearing in September 2008 and enacted in 2014. The CD-1 rezonings for the western neighbourhood (Area 2) along with associated Design Guidelines were approved by Council at public hearing in December 2009 and enacted in 2010.

**East Fraser Lands: Public Amenity Financial Plan & Strategy (2010)** - EFL financial plan establishes a strategy to deliver the package of amenities envisioned in the EFL ODP. In particular, the City would reinvest all Community Amenity Contributions (CACs) and DCLs generated from the EFL ODP and the vacant sites in West Fraser Lands (WFL) to help fund the delivery of the public benefit package which includes parks, childcare facilities, affordable housing and community centre.

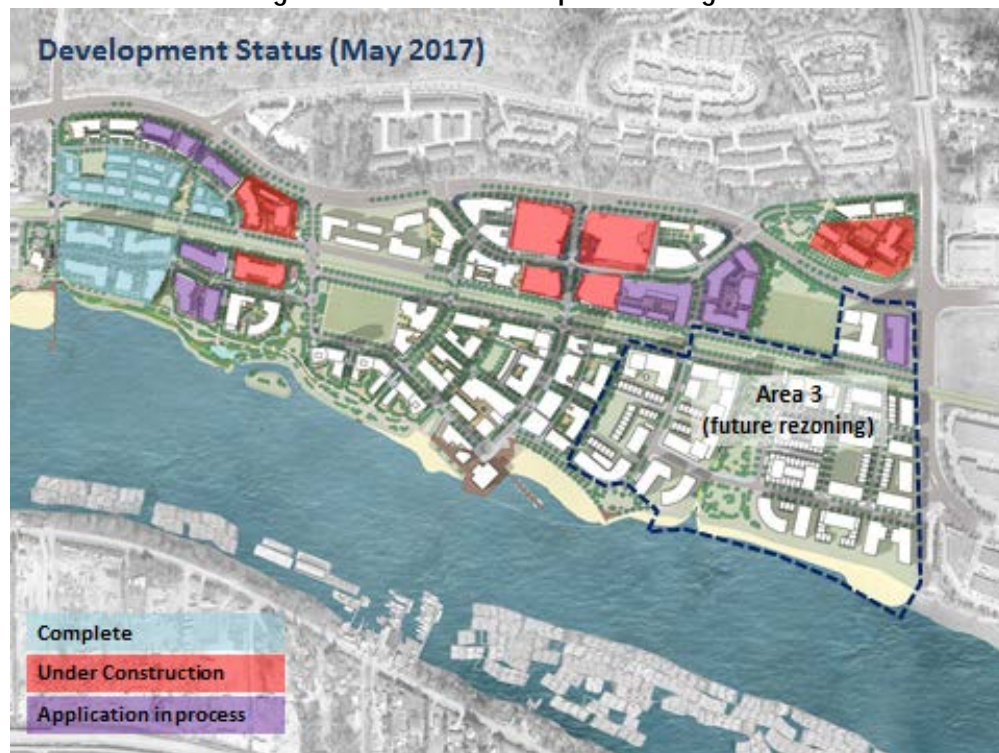
### East Fraser Lands Development Progress

Development of individual building parcels and new city infrastructure has been underway since 2010. The western neighbourhood (Area 2) has eight parcels that are either completed or are under construction. Work in the central neighbourhood (Area 1) is underway, including the four corners of the Town Square and parcels within the Park Precinct (see map below).

Figure 1 – ODP Area Map and Development Progress



Figure 2 – ODP Development Progress



### Strategic Analysis

It has been over ten years since the EFL ODP was adopted by Council in 2006 and nearly seven years since the EFL Financial Plan and Strategy (Financial Plan) was approved. As implementation progresses, a number of challenges and potential new opportunities have been identified:

#### 1. Fraser River Shoreline

Since the EFL ODP was approved, there is increasing awareness of the risk of sea level rise associated with climate change. In 2011, the Province issued a report, titled "Climate Change Adaptation Guidelines for Sea dikes and Coast Flood Hazard Land Use", which recommended that local governments plan for 1m of sea level rise by 2100 and 2m by 2200. With these guidelines in mind, the City of Vancouver undertook a comprehensive coastal flood risk modelling study, which identified areas that are potentially vulnerable to flooding and the potential buildings, infrastructure and other assets at risk. As a result of that study, the City updated its flood construction level for buildings from 3.5m to 4.6m, to allow for 1m of sea level rise by 2100 plus a margin of safety (freeboard). Larger sites, such as EFL, are encouraged to build even higher if possible.

Development in EFL began prior to the City updating its flood construction level. Wesgroup Properties conducted its own flood modelling work for EFL and, with the City's approval, established a flood construction level (FCL) for buildings of 4.8m, which is higher than the City-wide FCL of 4.6m. This level has been applied for new buildings ever since. However,

roadways and the existing rail corridor are lower, and two buildings in EFL were designed before the new FCL was in place, and as such, do not meet the 4.8m requirement.

**Flood prevention:** As part of the Area 2 waterfront park design, there is an opportunity to improve flood prevention measures to protect property and infrastructure that is below 4.8m, and improve the City's emergency response plan for the area in the event of a flood. Increased flood prevention measures will change the approach to the waterfront parks including the relationship of the waterfront walkway/bikeway with buildings, and creates some challenges with planned watercourses within the parks.

Flood prevention options are being studied and can be addressed through the detailed design of the shoreline and parks. It is anticipated that amendments to the ODP and the EFL Design Guidelines may be required to reflect changes in grade and resultant waterfront design. In addition to the design challenges with the new elevation requirements, the site servicing requirements, including financial obligations of Wesgroup Properties, did not anticipate substantial, public flood prevention measures. The Financial Plan did not allocate any funding to these works. Further exploration of the costs to construct flood prevention measures will be part of the 10-year ODP review.

**Changes in regulatory approvals:** When the rezoning of Areas 1 & 2 were completed, improvements to the Fraser River shoreline required approval from the Vancouver Port Authority according to the Fraser River Estuary Management Plan. Wesgroup Properties secured "approval in principle" based on the shoreline designs included in the EFL Design Guidelines. Since the ODP was approved in 2006, the Province has reassumed the regulatory authority of the shoreline. During the transition period from the Port to the Province, the "approval in principle" has been honoured. However, the status of those approvals moving forward is uncertain, particularly in Area 1 where Wesgroup Properties has a commercial license with the Province to permit the "Mill Building" and other commercial uses which are partially located on Provincial Lands. The commercial license incurs both a financial burden and uncertainty about the length of tenure for Wesgroup Properties. To address this uncertainty, adjustments to the waterfront plaza and Mill Building may be warranted. Staff recommend a detailed analysis which may affect the requirements as set out in the ODP, the EFL Design Guidelines, and the Waterfront CD-1 (567).

**Waterfront plaza:** Wesgroup Properties is planning to move ahead with development in the Waterfront Precinct, including the retail High Street south of the tracks. To help ensure viability of the shops while High Street is under construction (estimated to take approx. 8-10 years), Wesgroup Properties is considering a proposal that may include a temporary market/park to help draw people to the waterfront. The staff team strongly supports this approach to ensure the High Street is a success but it is not anticipated in the ODP, Waterfront CD-1 (567) or the related legal agreements. As part of reviewing the central waterfront to accommodate the temporary market/park, greater consideration will also be given to the design of the permanent waterfront plaza and treatment of the water's edge including the proposed beach in light of sea level rise and emerging policies.

**ODP 10-year review:** Staff recommend a review of the EFL ODP, associated CD-1 By-laws and the EFL Design Guidelines to address flood prevention, regulatory requirements and to allow for a review of the waterfront plaza. The ODP review will incorporate multiple opportunities for public review and feedback on proposed changes to the shoreline.

## 2. Evolving Council Policy

One of the key challenges in planning for EFL and any large phased project, is that Council policy evolves over time in response to changing context and opportunities which may affect implementation of the ODP. Because significant areas have been rezoned, it can be difficult to adapt and respond to the changing policy context within the existing approvals. For example, the following policies have been adopted since the EFL ODP and Area 1 & 2 rezonings were completed:

- Housing and Homelessness Strategy (2011)
- Transportation 2040 (2012)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Creation of Vancouver Affordable Housing Agency (2014)
- Green Buildings Policy for Rezonings (2010 updated 2017)
- Secured Market Rental Housing Policy (2012)
- Vancouver Public Bike Share (2013)
- Renewable City Strategy (2015)
- Flood Plain Standards and Requirements (2015)
- Rainwater Management Plan and Green Infrastructure Strategy (2016)
- Healthy City Strategy Action Plan (2016)
- Zero Emissions Building Plan (2016)
- Housing Vancouver Emerging Directions (2017)

*ODP 10-year review:* A review of the ODP offers an opportunity to review new and emerging Council policy to strategically update the master plan and policies, where possible. It is important to note that development rights have previously been granted through enactment of the CD-1 By-laws in Areas 1 & 2, but there may be opportunities to adjust these by-laws to achieve new objectives. Examples of potential adjustments include the design of streets to accommodate cycling facilities, adjustments to park designs to accommodate flood prevention measures, approach to respond to Zero Emissions plan and opportunities to address the need for rental housing and housing affordability. These potential changes may impact the EFL ODP, associated CD-1 By-laws, legal agreements and/or the EFL Design Guidelines.

## 3. Public Benefits

The EFL ODP includes a robust package of public amenities to support growth, including 10.2 hectares (25.2 acres) of parks and public open space, a 2,790 m<sup>2</sup> (30,000 sq.ft.) community centre, four childcare facilities with spaces for 256 children, 140 after-school-care spaces, two school sites, and sites to accommodate 20% of the units for affordable housing.

The City has committed to reinvest all DCLs and CACs generated in EFL, and on undeveloped properties in WFL, toward the delivery of these amenities. It is the responsibility of the City to deliver the amenities including construction of new parks, childcare facilities and community centre. The City has options-to-purchase the affordable housing sites, but will require additional equity contributions and financing from other housing partners (e.g. Senior Governments, non-profit operators) to construct the buildings and achieve the affordability required by the ODP.

**Update on Amenity Delivery:** As of March 31, 2017, the City has collected roughly \$23M (5M of CACs and \$18M of DCLs) within the EFL area. Since approval of the Financial Plan, the City has allocated the \$23M toward delivering the public benefits outlined in the ODP. To date progress has been made on:

- **Parks** - In 2011, the first public park (Neighbourhood Park North) was completed. Parks Board is currently leading the design of 3.2 hectares (7.8 acres) of new park space in Area 2, including the western section of the waterfront. Approximately \$2M has been allocated to park construction and design to date. Construction of the new Area 2 parks is anticipated to begin in 2018.
- **Affordable Housing** - Within the coming months, the City will have completed the purchase of five affordable housing sites which will accommodate 532,000 sq. ft. or a minimum of 596 new units. The cost to the City to purchase the affordable housing sites is approximately \$21M. VAHA is leading development of the affordable housing parcels in EFL construction of the first project (Parcel 8A) is expected to begin in fall 2017.

**Challenges with Amenity Delivery:** While progress has been made toward the delivery of the public amenity package in EFL, a number of challenges have emerged including increasing costs, lower development revenues and competing priorities within EFL and city-wide.

The Financial Plan, completed in 2010, estimated the cost of the public amenity package to be \$108M, and that over the life of the project \$83M of revenues would be collected to pay for the amenities. At that time, the project had a projected shortfall of \$25M. In late 2016, an updated analysis of the estimated costs and revenues was completed. Currently, the projected shortfall of the public benefits package is approx. \$48M including the purchase of affordable housing sites, as outlined below:

**Table 1 - Amenity Costs vs Revenues for EFL Development (Area 1, 2 & 3)**

	2010 Estimates			2016 Estimates		
	Cost	Revenue	Net	Cost	Revenue	Net
DCL-eligible Amenities (Childcare and Parks)	\$ (44)M	\$ 47 M	\$ 3 M	\$ (69)M	\$ 58 M	\$ (12)M
Non-DCL eligible Amenities (Community Centre)	(20)M	-	(20)M	(31)M	-	(31)M
Esimated CACs collected	-	14 M	14 M	-	14 M	14 M
Affordable Housing Sites	(44)M	22 M	(22)M	(47)M	27 M	(20)M
<b>Total</b>	<b>\$ (108)M</b>	<b>\$ 83 M</b>	<b>\$ (25)M</b>	<b>\$ (147)M</b>	<b>\$ 99 M</b>	<b>\$ (48)M</b>

The key contributing factors to the increase in the shortfall include:

- an increase in the estimated cost of delivering the amenity package,
- unrealized revenue from sites within WFL which were expected to contribute CACs, and
- lower DCL revenue due to the introduction of the waiver to incentivize rental housing resulting from secured market rental housing developed on Parcel 43.

The EFL Financial Plan identified staff recommendations to mitigate long term financial challenges associated with the amenity delivery including:

- allocation of city-wide DCLs from outside the ODP area
- allocation of tax-supported capital funding
- cost savings opportunities through alternative built form and value engineering for parks, childcare and community centre
- potential adjustments to the timing and package of amenities, with consideration of priorities in consultation with interested parties, including local residents and the EFL Committee
- application of an area specific DCL on top of the citywide DCL; with rates and implementation timeline to be approved by Council

To date the City's expenditures on public benefits in EFL are generally aligned with the amounts collected, however, the City has had to prioritize the purchase of affordable housing sites which must contractually be acquired within one year once adjacent development takes place. Delivery of the amenity package faces ongoing challenges due to time pressures and limited revenues collected within the area.

*ODP 10-year review:* As part of the one-year work program, staff recommend a review of the amenity package and the above strategies to address delivery challenges. In addition to these strategies, staff may also consider potential CAC and DCL revenues associated with any additional density contemplated in the ODP review. Opportunities to secure stand-alone dirt sites for the community centre, affordable housing, and childcare centres will continue to be explored through the process.

#### 4. Area 3 (Eastern Neighbourhood)

EFL is envisioned to have three distinct neighbourhoods, the central, western and eastern neighbourhoods. Build out of the western neighbourhood (Area 2) is well underway and the central neighbourhood (Area 1) has zoning entitlements in place. The eastern neighbourhood (Area 3) is the last significant area, comprising of approximately 33 acres, which has not yet been rezoned.

Since the EFL ODP was completed in 2006, housing affordability has become a critical issue in the city of Vancouver. The Housing Vancouver initiative is underway to identify policy directions to address this challenge. EFL represents a unique opportunity in the city to expand the range of housing options for low- and middle-income households.

Wesgroup Properties has elected to build rental housing on at least one parcel (Parcel 43), providing greater diversity in housing tenure within EFL. They have indicated an interest in increasing the density in Area 3 to provide more housing supply and tenure options to help address affordability challenges within the city.

*ODP 10-year review:* In response to Wesgroup's interest in additional density and housing options in Area 3, staff recommend a comprehensive review and/or redesign of the eastern neighbourhood. The ODP review provides an opportunity to explore various redevelopment options and density scenarios that may be achievable while respecting the intent of the ODP's urban design guiding principles. Any additional density will also require a review and potential increase of the proposed public benefits to serve the increased population. Any additional CACs and DCLs generated by



additional density may be used to address the funding shortfall of the public benefits package. The review process will include multiple opportunities for public engagement and feedback on the design of Area 3.

## 5. Previously proposed amendments

In March 2017, staff held an open house to discuss adjustments to the EFL ODP and related CD-1 By-laws requested by Wesgroup Properties. The proposed amendments included:

1. change in use from office to residential for rental housing on two parcels in the Town Square Precinct,
2. inclusion of a neighbourhood energy centre on Parcel 19,
3. additional density to be allocated to city-owned Parcel 1 (western neighbourhood) for affordable housing, and
4. adjustments to the change in the phasing plan.

*ODP 10-year review:* Wesgroup Properties withdrew their application to amend the CD-1 By-laws, with the exception of the phasing plan amendment. The remaining three items will be considered as part of the 10-year ODP review. The change in phasing will be brought forward for Council consideration in the coming weeks. This proposed change would enable continued development in previously rezoned areas within Area 1 & 2 where infrastructure has been installed and to allow Wesgroup Properties to respond to strong market demand.

## 6. Implementation Review

EFL is the largest development currently underway in the City of Vancouver. It is unique because of the substantial amount of new public infrastructure (streets, sewer and water, pump stations, etc) required to serve the buildings due to it being a former industrial site. Processing multiple development permit and building permit applications, along with the Engineering approvals for the new infrastructure is generating significant demand on city resources. These additional demands on City staff are, at times slowing development of the project, and are not off-set by standard application fees.

In addition to pressures on staffing, the creation of new public infrastructure including high quality public streets, plazas and parks is generating additional burden on operating and maintenance budgets.

*ODP 10-year review:* As part of the ODP review, staff recommend that a detailed 'Implementation Plan' be completed, to be accompanied with a viable financial strategy for capital, operating and lifecycle costing. Through this work, staff will also explore creation of new project management structures to better facilitate development review and coordinate amenity delivery, and a mechanism to recover fees if necessary.

### Planning program:

A comprehensive planning process offers the best opportunity to evaluate and explore various options and potential improvements to address implementation challenges of the EFL ODP and associated CD-1 By-laws. Any explorations will respect the intent of the ODP which was developed in collaboration between the City, the community and the Developer. The process will include a robust public process to evaluate potential options and recommendations. The recommendations will ultimately be presented for Council's consideration at the end of the process, and if adopted, the amended ODP and associated By-laws will guide future development, including the rezoning of Area 3.

As part of the process, Wesgroup's consultant team will prepare technical studies as needed and will prepare multiple options for any proposed changes to the ODP. Specifically for Area 3, a minimum of two site plan and proposed density options will be drafted. This exploration will inform staff recommendations for a package of amendments for the ODP, and associated CD-1 by-laws. All options will be based on, and evaluated against, the urban design guiding principles as set out in the ODP and the site's potential in the context of existing and planned development.

Any changes proposed to the ODP will be discussed and evaluated through community consultation and technical analysis undertaken as part of the process. There will be numerous opportunities for public involvement in the planning program, including open houses, on-line engagement, and stakeholder meetings (including with established groups such as the EFL Committee). It is anticipated that the 10-year review will include one or more redevelopment concepts for Area 3 to inform more detailed planning and design work at the rezoning phase. It is anticipated that the first 'launch' open houses will occur in July to maximize exposure at the Farmers Market. In addition, staff will work with Wesgroup Properties to ensure staff at River District Centre, can assist with community outreach throughout the process.

Wesgroup Properties will be permitted to proceed with development of Parcels in Areas 1 (Town Square and Park Precincts) & Area 2 under the approved zoning. Development of parcels in the Waterfront Precinct will be evaluated on a case-by-case basis to ensure consistency with any potential changes to the ODP or approved CD-1 By-law. Some development parcels will not be impacted by the ODP review, however potential changes to the waterfront design at the foot of High Street may impact parcels and will require careful consideration of potential adjustments.

**Schedule:** The key steps in the policy planning process for the site are outlined in Appendix A. The process leading to consideration of the updated EFL ODP by Council is expected to take approximately one year, with work anticipated to commence in late June 2017. A 20% contingency has been built into the budget to allow for unforeseen delays. If Council approves changes to the EFL ODP then the subsequent stage would be enactment of any consequential changes to the CD-1 By-laws for Areas 1 and 2, and then rezoning of Area 3. The Area 3 rezoning process will provide additional opportunities for community consultation and review (including a Public Hearing) and will likely take approximately 18 months to complete through to enactment. A separate, cost recovered process and rezoning fee will be required for Area 3. As discussed above, development of the remaining sites in Areas 1 and 2 may occur concurrently, through the Development Permit stage.

**Program Staff and Resources:** To provide the public and proponent with the service needed to achieve appropriate and timely policy review and conclusions requires a dedicated program team including urban design resources and a range of departmental technical representatives (see Appendix B). The technical staff team will be led and managed by senior planning staff under the General Manager of Planning, Urban Design and Sustainability. The technical team will report to the Major Projects Steering Committee at strategic points in the process. The budget also includes a consultant budget for two key supporting studies: transportation analysis and third party financial review. The proposed cost recovery approach to staff and resource the EFL ODP 10-year review is consistent with previous planning for EFL and other major projects.

### *Implications/Related Issues/Risk*

#### *Financial*

The program budget is estimated at \$1,673,000 as outlined in Appendix B, which includes staffing, external consultancies, concept development, ODP and CD-1 By-law revisions, review of legal agreements, public open houses, report to Council, and contingency.

Wesgroup Properties will contribute the necessary funds to cover the program costs, to be paid in installments upon approval of the program by Council. Wesgroup Properties recognizes that the \$1,673,000 contribution may increase if actual program costs exceed the budget resulting from unforeseen issues. It also understands that this contribution covers the costs of assessing the ODP, potential structure of the site, and site densities but brings no obligation or expectation of City staff or Council support for any particular outcome.

#### *Public Benefits*

The proposed 10-year review of the EFL ODP is necessary to update the Financial Plan and delivery approach to limit city risk and to provide the new community with supporting amenities. Currently there is a projected shortfall of approximately \$48M including the purchase of affordable housing sites. The review will consider options to address the shortfall as part of a comprehensive planning process. The process will include a robust consultation plan to ensure local citizens can contribute to the plan and any amendments. At the end of the approximate one year process, proposed amendments will be brought forward for Council consideration.

#### *Human Resources/Labour Relations*

The salary costs of the staff team engaged in this program will be funded through the cost-recovered planning funds from the proponent according to the allocations identified in Appendix B. The majority of staff are in existing positions and their respective departments' operating budgets will receive allocations from the cost-recovered budget in order to substantially dedicate their time to this project and backfill their current priorities. Any new positions that are created through this program will be funded through the cost-recovered funds, or from a combination of cost-recovered funds if the staff position supports two or more concurrent programs

(e.g. Heather Street Lands and Langara Gardens). Where possible, staff familiar with EFL or who those who are currently working on the review of development permits will be assigned to ensure continuity and to recognize efficiencies.

### *Environmental*

An update of the EFL ODP will facilitate the redevelopment of the site into a vibrant mixed-income community located within walking distance of transit. It has the potential to achieve significant environmental benefits through redevelopment including reduction of greenhouse gas emissions, improved rain water management performance, remediation of contaminated soils, creation of a network of parks and open spaces, as well as application of green principles in site planning and design.

### **CONCLUSION**

This report seeks Council's endorsement of a planning program to complete a 10-year review of the East Fraser Lands Official Development Plan to ensure that EFL will be a successful, sustainable new community. The update will ensure that development, and the future rezoning of Area 3, will help achieve City objectives for sustainability, transportation, affordable housing and community amenities. Staff recommend that the program be carried out as a cost recovered major projects process, with the program costs covered by a financial contribution from the project proponents.

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EFL ODP 10-year Review - Planning Program Schedule

Scoping Phase	
2016 / 2017	Program scoping and background
June 2017	Program report to Council

EFL ODP Review (2017-2018)	
Summer 2017	<b>Phase #1: Establish planning program</b> comprehensive review of ODP, set objectives, initial workshops, scope timelines, complete analysis, establish consultation plan
Fall 2017	<b>Phase #2: Develop options to address challenges</b> design concept(s) for waterfront redesign, Area 3 site plan and density options, refinements to amenity package/delivery mechanisms, and other items identified in phase #1
Winter 2017/2018	<b>Phase #3: Confirm package of proposed ODP amendments</b> preferred waterfront/shoreline design, Area 3 concept plan, updated amenity package, and other items identified in phase #1
Spring 2018	Finalize ODP amendments and consequential amendments (if any) to CD-1 By-laws and Design Guidelines
Summer 2018	Council consideration of amendments: referral and Public Hearing

Staff Resources (Months)

	Scoping Phase	Planning Phase	Enactment Phase	TOTAL
<b>Planning Team</b> Senior Planner, Project Planner, Planning Analyst, Urban Designer	2.5	36.0	0.75	39.25
<b>Engineering Services</b> Projects Engineer, Engineer I, Engineering Assistant	0.25	30.0	3.0	33.25
<b>Technical Staff Support</b> Parks Planner, Social Planner, Housing Planner, Sustainability Planner, Financial Planner	1.0	13.0	0.5	14.5
<b>Real Estate &amp; Facilities Management</b> Senior Development Officer, Development Officer, Facilities Planner, Quantity Surveyor	0.0	5.5	0.0	5.5
<b>Legal Services/Enactment Support</b> Solicitor, Legal Assistant, Surveyor, Project Facilitator, Subdivision Officer	0.0	2.5	7.0	9.5

Program Budget (Rounded to Nearest \$1,000)

	Scoping Phase	Planning Phase	Enactment Phase	TOTAL
<b>Salaries and Benefits</b>	\$39,000	\$896,000	\$118,000	\$1,053,000
<b>Process costs</b> (Open Houses, Publicity, Consultancies)	\$1,000	\$179,000	\$1,000	\$181,000
<b>Overheads</b> Administration, Office Space, Supplies and services	\$10,000	\$214,000	\$26,000	\$250,000
<b>Contingency</b>	\$0	\$183,000	\$6,000	\$189,000
<b>Total by Phase</b>	<b>\$50,000</b>	<b>\$1,472,000</b>	<b>\$151,000</b>	<b>\$1,673,000</b>



May 26, 2017

Susan Haid  
Assistant Director, Vancouver-South  
Planning and Development Services  
City of Vancouver  
515 W 10<sup>th</sup> Avenue  
Vancouver, B.C.

Ms. Haid,

**Re: East Fraser Lands Official Development Plan 10-year Review Planning Program**

We would like to thank staff for the time and effort put into developing the work program report for East Fraser Lands, to facilitate a review of the Official Development Plan (ODP). Since adoption of the ODP, significant progress has been made in the build-out of the community which is the result of on-going collaboration between Wesgroup and City Staff at all levels.

Currently, much of Area 2 is complete or under construction. The four corners of Town Centre, in Area 1 are under construction with the first residents moving in within the coming months, along with the opening of the first retailers within the River District community. We are proud of the variety of homes that are being delivered in the community, with a mix of townhomes, mid and high-rise homes as well as secured market rental. The mix of unit sizes has been broad, with more family size units than are required by City policy. The response from new residents and businesses to the community has been very positive, with all groups and ages excited about living in a master planned community with a variety of housing types and a breadth of amenities.

While there has been significant progress, designing and building a community of this size also brings many challenges that must be resolved. Evolving City policies and initiatives have made it complex to work within the existing ODP, CD-1 bylaws and associated design guidelines. Significant policy shifts such as desires for new bike lanes and changes in City goals for flood-proofing are requiring more complex solutions that cannot be resolved on a site-by-site basis. In addition, the Zero Emissions Building Plan (ZEB) has a significant impact on the district energy utility servicing the entire community. We look forward to working with the City to find solutions to these multifaceted challenges.



We believe that it is important to that we collectively explore alternative models to deliver amenities within the community. While the City has made great efforts to deliver amenities in line with the ODP, to-date, these efforts are focused on its investments in acquiring Affordable Housing sites. Delivery of childcare and parks are not currently keeping up with the growth of the community. We recognize that the City is in the planning stages for approximately 7 acres of parks and green space in Area 2, which will be a fantastic addition to the community. With new residents joining the community on an annual basis, we believe that it is important to find the most efficient model to deliver amenities to the residents of the neighbourhood, which we believe may be for Wesgroup to deliver amenities in-kind. This would ensure that amenities are delivered in conjunction with the pace of development.

Lastly, we are truly excited to being working with the City and community on the planning for Area 3, the final phase of the River District. We believe that a parcel of this size, at approximately 33 acres represents an opportunity to explore a variety of housing supply and tenure options, new public benefits and public spaces that will create an inclusive community. We envision a neighbourhood with a variety of housing options- both secured market rental and market ownership, for families, seniors and artists. A community that is walkable and bikeable, with parks, open space, public art and community amenities that lead to greater social interaction.

We believe that the ODP Review presents an opportunity to update the community plans to achieve significant Council and City policy objectives. We look forward to working with the community and the City on these initiatives.

Thank you,

Brad Jones  
Director of Development  
Wesgroup Properties